

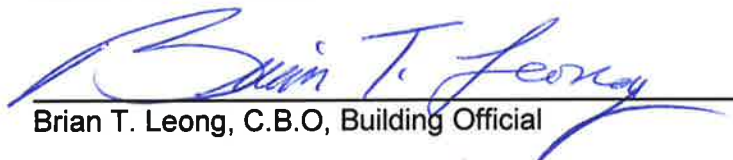
BUILDING AND SAFETY SERVICES DIVISION
2600 FRESNO STREET • THIRD FLOOR • ROOM 3043
FRESNO, CALIFORNIA 93721-3604
(559) 621-8082 • FAX (559) 498-4357
www.fresno.gov

INFORMATIONAL BULLETIN

EFFECTIVE DATE: *July 1, 2011*

SUBJECT: CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS IN SINGLE FAMILY DWELLINGS

FROM:


Brian T. Leong, C.B.O, Building Official

Recent State legislation was enacted related to the installation of Carbon Monoxide Detectors in dwelling units. Senate Bill (SB) 183, The Carbon Monoxide Poisoning Prevention Act of 2010, requires owners of dwelling units intended for human occupancy to install carbon monoxide (CO) devices in existing dwelling units having fuel burning heaters or appliances, or an attached garage in compliance with the following dates:

- July 1, 2011 for single-family dwellings; and
- January 1, 2013 for all other dwelling units.

SB 183 amends the California Health and Safety Code section 17926 to include these requirements. With respect to the number and placement of the carbon monoxide devices, an owner shall install the devices in a manner consistent with building code standards applicable to new construction:

- Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
- On every level of a dwelling unit, including basements
- In existing dwelling units, carbon monoxide detectors are permitted to be solely battery operated where repairs or alterations do not result in the removal of wall or ceiling finishes, or there is no access to attics, basements, or crawl spaces.

With respect to compliance for both carbon monoxide and smoke detectors in existing dwelling units, the Building Department's enforcement authority is limited to the requirements as specified in the most current editions of the California Building Code (CBC) and the California Residential Code (CRC).

Both the CBC and CRC state that: Where required in existing dwellings or sleeping units: *"Where a permit is required for alterations, repairs, or additions exceeding one thousand dollars (\$1000), existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with Carbon monoxide alarms in accordance with applicable sections of the code. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit which the permit was obtained."*

Smoke Detector requirements in existing dwellings are as follows: *"Except as otherwise provided in the code, a smoke detector, approved and listed by the State Fire Marshall shall be installed in all dwelling units intended for human occupancy when a permit for alterations, repairs or additions exceeding one thousand dollars (\$1000) is required."* Smoke alarms shall be located as required for new dwellings:

- In each sleeping room
- Outside each separate sleeping area in the immediate vicinity of the bedrooms
- On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics.

Building and Safety Inspection staff shall as part of the inspection process require access to the inside of the dwelling units to verify the proper installation of both Carbon monoxide and Smoke detectors. This shall be a condition of final approval for all permits subject to the requirements. When smoke detectors and carbon monoxide detectors are to be inspected shall be determined based on the type of permit and the required inspections. Please consult the Building and Safety Services staff for details.

It is the responsibility of the dwelling unit owner to comply with ALL State of California regulations with regards to these requirements. Even though the local Building Department is only responsible for enforcing the provisions of the California Building Code and California Residential Code, compliance to SB183 requires installing Carbon monoxide detectors in ALL existing dwelling units, whether or not there is an association with building permit requirements.

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SMOKE AND CARBON MONOXIDE ALARM RETROFIT VERIFICATION

PROJECT ADDRESS: _____

PERMIT NUMBER: _____

In an effort to enhance life safety within dwellings units, California Residential Code Section R314.6, R315.2 and California Building Code section 420.4 require the retrofit of Smoke and Carbon Monoxide alarms in existing dwellings when alterations, repairs or additions requiring a permit and exceeding \$1,000 in value are made. Where the repairs or alterations do not result in the removal of wall or ceiling finishes or there is no access by means of attic, basement or crawl space, the alarms may be solely battery operated and not interconnected. Combination Smoke and Carbon Monoxide Alarms are permitted. Alarms must be installed in all of the following locations within the existing dwelling:

- Outside each separate sleeping area in the immediate vicinity of the bedrooms and located a minimum 36" from return air supply ducts, on the kitchen side. (Hallways Leading To Bedrooms)
(Smoke and Carbon Monoxide Alarms)
- On each story level of the dwelling, including basements and habitable attic rooms *(Smoke and Carbon Monoxide Alarms)*
- In all bedrooms *(Smoke Alarms)*
 Bedrooms with gas burning fireplaces or heaters *(Carbon Monoxide Alarms)*

I understand the above requirements and certify that the dwelling unit subject to the requirements of the permit referenced above have smoke alarms and carbon monoxide alarms installed that comply. I also acknowledge that all units have been tested and are operational. (2-SIGNATURES REQUIRED)

Owner/Tenant (print name)	Signature	Date
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Contractor (print name)	Authorized Signature	Date
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ATTENTION:

This is an Optional Smoke and Carbon Monoxide Alarm verification procedure. If you prefer a Building Inspector to perform the verification, you must arrange to have an adult owner or tenant present at the time of inspection.

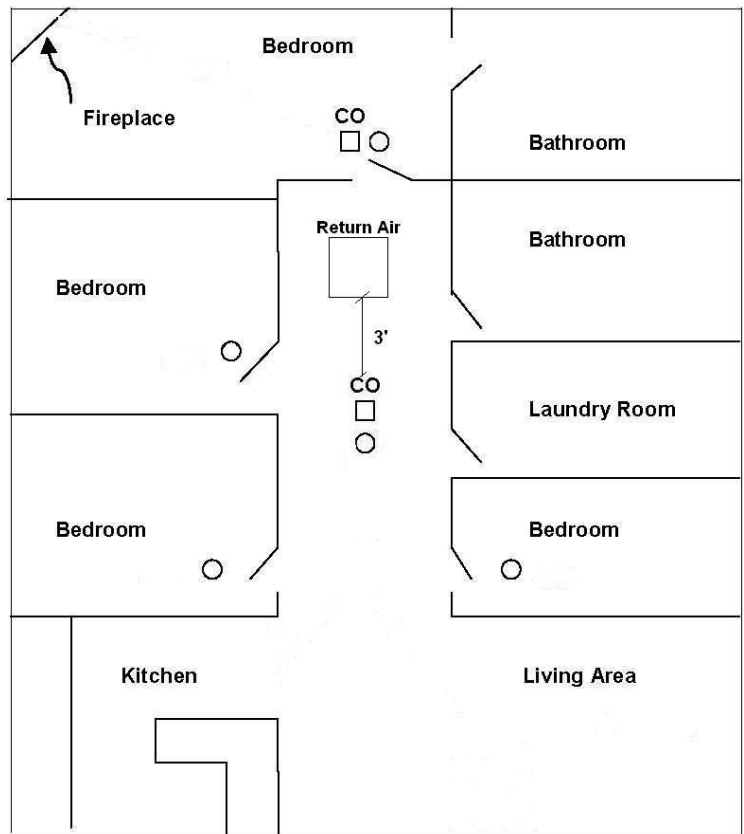
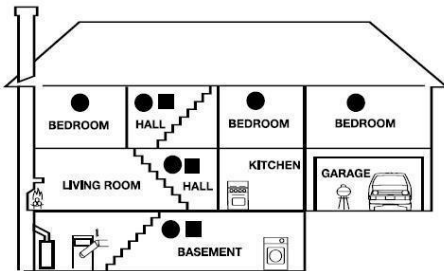
NOTE: *This Verification is only used when normal access to the interior of the dwelling unit by the City of Fresno Building Inspector is not achieved during the course of project construction. It is normally used for projects such as re-roofing, re-siding, patio covers, exterior Plumbing, Mechanical and Electrical equipment change-outs or repairs, and the like.*

SMOKE & CARBON MONOXIDE ALARMS

Example of Location for Smoke & CO Alarms

- Smoke Alarms shall be installed on the ceiling or wall at each floor level including basements but not including crawl spaces or uninhabitable attics, in each bedroom, and outside each sleeping area in the immediate vicinity of the bedrooms at a minimum of 3 feet from return air supply ducts, on the kitchen side. (Combination Smoke and Carbon Monoxide Alarms are permitted to meet the requirements)

- Carbon Monoxide (CO) Alarms shall be installed outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements, and inside bedrooms with gas burning fireplaces or heaters. (Combination Smoke and Carbon Monoxide Alarms are permitted to meet the requirements)



Special Considerations:

Hallways over 40 ft in length need a smoke alarms at each end. Smoke detectors are either to be ceiling or wall mounted. Wall mounted smoke alarms are not to be located lower than 12 inches below the ceiling. Smoke alarms are not to be mounted within 4 inches of a wall/ceiling corner.